

APPENDIX B5 - BARRINGTON VILLAGE CENTER PROPERTY DEVELOPMENT & REDEVELOPMENT POTENTIAL																							
PARCEL ID	STREET	USE CODE	PRIMARY USE DESCRIPTION	LOT ACREAGE	LOT S.F.	TOTAL ASSESSED VALUATION	NO. RES. D.U.	BUILDING FOOTPRINT COVERAGE (S.F.)	LOT COVERAGE BY PRIMARY BUILDING	GROSS FLOOR AREA (S.F.)	FLOOR AREA RATIO (FAR)	FINISHED AREA (S.F.)	PROPERTY COMMON NAME OR USE	PROJECTED FUTURE USE, REUSE, REDEVELOPMENT, REHABILITATION	QUADRANT	POTENTIAL COMMERCIAL DEVELOPMENT		POTENTIAL INDUSTRIAL DEVELOPMENT		POTENTIAL INSTITUTIONAL DEVELOPMENT		POTENTIAL RESIDENTIAL DEVELOPMENT	
																LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH
235-074	Century Pines Dr	101	Single family	0.93	40,511	\$ 225,020	1	1,374	3.4%	1,862	0.05	1,214	Single family residence	No further development potential	NE	-	-					-	-
238-001B		101	Single family									1,558	Single family residence	See note above	NE								
238-004	Route 125	101	Single family	1.90	82,764	\$ 189,790	1	410	0.5%		-	844	Boyle Home and Property	Install sidewalk and appropriate street trees along Rt. 125 frontage; Good potential for commercial use - professional office or limited retail; or elderly housing	NE	2,000	8,000					1	10
238-007	Route 9	101	Single family	2.26	98,446	\$ 166,220	0		0.0%		-		Haley's Corner Partnership Parcel	Site plan proposed for strip comm. Development; Good potential for small commercial development; Internal roadway connection should be made to other properties on Route 125.	NE	2,000	8,000					1	1
238-008	Route 9	101	Single family	2.10	91,476	\$ 207,130	1		0.0%		-	1,449	Single family residence	Historic home on Route 9; Potential for home occupation	NE	-	1,000					1	1
238-009	Route 9	101	Single family	2.80	121,968	\$ 239,740	1		0.0%		-	1,887	Single family residence	Historic home on Route 9; Potential for home occupation	NE	-	500					1	1
238-011	Route 9	101	Single family	1.80	78,408	\$ 300,150	1		0.0%		-	2,132	Single family residence	Potential for use of the residence for home occupation or small office	NE	-	2,000					-	-
238-012	Route 9	101	Single family	1.40	60,984	\$ 243,870	1		0.0%		-	1,516	Single family residence	Potential for use of the residence for home occupation or small office	NE	-	2,000					-	-
235-081	Route 125	102	HA Common Lands	5.00	217,800	\$ -	0	3,318	1.5%		-		Barrington East Condominiums Property	Potential for additional condo units; Access from Eastern Ave. to Route 9	NE	-	-					-	8
235-081.1	Barrington East	102	Single family - Condo	0.00	-	\$ 104,390	1			1,196	0.01	1,196	Barrington East Condo Unit	No further development potential	NE	-	-					-	-
235-081.2	Barrington East	102	Single family - Condo	0.00	-	\$ 103,650	1			1,144	0.01	1,144	Barrington East Condo Unit	No further development potential	NE	-	-					-	-
235-081.3	Barrington East	102	Single family - Condo	0.00	-	\$ 98,080	1			1,144	0.01	1,144	Barrington East Condo Unit	No further development potential	NE	-	-					-	-
235-081.4	Barrington East	102	Single family - Condo	0.00	-	\$ 101,820	1			1,166	0.01	1,166	Barrington East Condo Unit	No further development potential	NE	-	-					-	-
235-081.5	Barrington East	102	Single family - Condo	0.00	-	\$ 103,650	1			1,144	0.01	1,144	Barrington East Condo Unit	No further development potential	NE	-	-					-	-
235-081.6	Barrington East	102	Single family - Condo	0.00	-	\$ 107,860	1			1,716	0.01	1,144	Barrington East Condo Unit	No further development potential	NE	-	-					-	-
235-081.7	Barrington East	102	Single family - Condo	0.00	-	\$ 108,450	1			1,738	0.01	1,166	Barrington East Condo Unit	No further development potential	NE	-	-					-	-
235-081.8	Barrington East	102	Single family - Condo	0.00	-	\$ 103,960	1			1,716	0.01	1,144	Barrington East Condo Unit	No further development potential	NE	-	-					-	-
235-081.9	Barrington East	102	Single family - Condo	0.00	-	\$ 109,270	1			1,716	0.01	1,144	Barrington East Condo Unit	No further development potential	NE	-	-					-	-
235-080	Century Pines Dr	305	Medical Office	2.01	87,556	\$ 1,233,150	0	6,664	7.6%	7,091	0.08	7,091	Barrington Health Center	No further development potential	NE	-	-					-	-
238-009.A		322	Small Shop				0						Full Moon Farm Stand	Old barn has potential for small retail and office uses	NE	-	3,000					-	-
238-005	Route 125	325	Convenience Market	0.40	17,337	\$ 372,340	0	2,299	13.3%	2,032	0.12	2,032	George Calef's Fine Foods	Install sidewalks and appropriate street trees along the Route 9 and 125 frontage; install outdoor terrace in front and on south side of building; any future expansion to be in front and on the south side of building.	NE	-	2,000					-	-
235-082	Route 125	341	Bank	2.39	104,108	\$ 687,050	0	2,778	2.7%	2,872	0.03	2,872	Federal Savings Bank	Install sidewalk along Route 125; Potential for expansion of commercial office space or residential condominiums on the rear half of the property	NE	-	5,000					-	4
238-006	Route 9	341	Bank	1.49	64,904	\$ 672,650	0	2,398	3.7%		-	1,768	Citizen's Bank	Install sidewalks and appropriate street trees along the Route 9 and 125 frontage; relocate ground sign to front corner and replace with monument sign and planter; create service road behind building connecting to adjoining parcels to the north; install f	NE	-	5,000					-	-
235-012	Route 125	501	Vacant	4.50	196,020	\$ 157,500	0		0.0%		-		Aida LLC Property	Vacant parcel across from Deer Ridge Drive; Potential for commercial office space and elderly housing	NE	5,000	10,000					2	6
238-010	Route 9	501	Vacant	1.40	60,984	\$ 90,800	0		0.0%		-		Calef Trust Parcel	Frontage on Rt. 9 but does not meet minimum lot size req. for SF home; Good potential for traditional SF home or access to new TND development to north	NE	-	-					-	1
238-013	Route 9	501	Vacant	1.30	56,628	\$ 90,600	0		0.0%		-		Sherrill Property	Lot does not meet minimum lot size req. for SF home; Potential for new SF home, Elderly housing, or small office building	NE	-	2,000					1	4
238-014	Route 9	501	Vacant	66.00	2,874,960	\$ 169,000	0		0.0%		-		Calef Trust Parcel	Possible significant wetlands constraints; Potential for traditional neighborhood development (TND) with a mix of SF and elderly housing units, public commons, trails, and road connections to surrounding neighborhoods	NE	-	-					10	50
235-055	Benajah Drive	502	Vacant - Conservation	18.80	818,928								Common Land for Deer Ridge Subdivision	Potential neighborhood park	NE	-	-					-	-
235-080.A	Century Pines Dr	999	Accessory Structure		-		0						Accessory Structure	No further development potential	NE	-	-					-	-
235-080.B	Century Pines Dr	999	Accessory Structure		-								Accessory Structure	No further development potential	NE	-	-					-	-
234-057*	Oak Hill Rd	101	Single family	55.00	2,395,800	\$ 350,050	1	1,881	0.1%	4,725	0.00	2,710	Lemos Homes and Property	Attractive home on rural setting; some topographic and wetland constraints; home situated in middle of parcel; good potential for TND SF development	NW	2,000	20,000					5	30
235-001D		101	Single family							4,804		2,786	Svenson Home	Beautiful Historic Farmhouse	NW	-	10,000					-	-
235-002	Route 9	101	Single family	7.68	334,541	\$ 314,170	1	1,363	0.4%	4,499	0.01	2,504	Svenson Home	Beautiful Historic Farmhouse	NW	-	-					-	-
235-004	Route 9	101	Single family	4.17	181,645	\$ 243,610	1	2,599	1.4%	2,116	0.01	2,116	Single family residence	Key property in the village center concept as part of the property owner partnership; potential for mixed commercial and residential uses.	NW	2,000	8,000					1	4
239-001.A	Route 9	101	Single family									2,286	Henderson Home and Property	Beautiful Historic Farmhouse in core VC area; potential for continued use as SF home as well as commercial office and B&B	NW	-	3,000					-	6
239-002	Route 9	101	Single family	2.80	121,968	\$ 269,010	1		0.0%	3,640	0.03	2,080	Single family	Beautiful Historic Farmhouse in core VC area; potential for continued use as SF home as well as commercial office and B&B	NW	-	2,000					1	4
235-011*	Route 125	111	Apartments	3.68	160,301	\$ 338,860	0	3,505	2.2%	3,950	0.02	2,575	Campbell Apartment Building	Apartment building of Route 125; Potential for expansion with elderly units	NW	-	-					2	5
235-007	Route 125	305	Medical Office	3.89	169,448	\$ 1,164,350	0	7,570	4.5%	6,549	0.04	6,549	Barrington Family Practice and Urgent Care	Northern gateway into VC District; Model commercial office building; Potential for limited expansion of professional office space; thin trees along Route 125 t open up views from the highway.	NW	-	5,000					-	-
235-001*	Route 9	322	General Retail	16.00	696,960	\$ 1,858,800	1	12,329	1.8%	13,175	0.02	18,482	The Christmas Dove	Expand as part of larger Village Center Partnership project	NW	-	5,000					-	-
238-001	Route 9	322	General Retail	1.50	65,340	\$ 413,000	1		0.0%		-	3,160	Haley Home and Barn Store	Attractive historic home on Route 9 at the intersection; Potential for reuse of the home and carriage house for professional office space, expanded commercial or B& B; Potential for additional similar buildings and uses on the east side of the lot.	NW	-	7,500					-	8
239-001	Route 9	322	Small Shop	36.00	1,568,160	\$ 264,390	1		0.0%	3,265	0.00	3,626	Henderson Home and Property	Rear portion of property has high development potential for mixed use commercial and residential as part of the VC Partnership with the Christmas Dove.	NW	5,000	30,000					4	50
235-006*	Route 125	340	Veterinary Hospital	3.58	155,945	\$ 735,110	0	3,109	2.0%	2,704	0.02	5,408	Animal Hospital of Barrington	Model commercial office building; Potential for limited expansion of professional office space but southern half of the property is limited by wetlands.	NW	-	5,000					-	-
234-077*	Route 9	501	Vacant	2.13	92,783	\$ 200	0		0.0%		-		Henderson Property	Frontage on Rt. 9; Good potential for traditional SF home, elderly housing, B&B or office	NW	-	5,000					1	4
234-078*	Route 9	501	Vacant	1.30	56,628	\$ 310	0		0.0%		-		Henderson Property	Frontage on Rt. 9; Good potential for traditional SF home, elderly housing, B&B or office; Does not meet minimum lot size req. for SF home	NW	-	5,000					1	4
234-079*	Route 9	501	Vacant	18.00	784,080	\$ 2,700	0		0.0%		-		Kay Property	Centrally located and key parcel to the Village Center; Potential for a combination of residential uses	NW	-	10,000					10	60
235-003	Route 9	501	Vacant	16.72	728,323	\$ 57,990	0		0.0%		-		Svenson Property	Centrally located and key parcel to the Village Center; Potential for a combination of commercial; residential, and civic uses	NW	5,000	40,000				18,000	20	30
235-005*	Route 125	501	Vacant	5.68	247,421	\$ 180,940	0		0.0%		-		Barrington Pines LLC Parcel	Frontage on Rt 125; Some wetlands constraints; Good potential for commercial development with office uses and limited retail	NW	2,000	8,000					-	-
235-008	Route 125	501	Vacant	2.17	94,525	\$ 180,230	0		0.0%		-		Barrington Pines LLC Parcel	Frontage on Rt 125; Some wetlands constraints; Good potential for commercial development with office uses and limited retail	NW	2,000	8,000					-	-
235-009	Route 125	501	Vacant	2.31	100,624	\$ 180,260	0		0.0%		-		Barrington Pines LLC Parcel	Frontage on Rt 125; Some wetlands constraints; Good potential for commercial development with office uses and limited retail	NW	2,000	8,000					-	-
235-010*	Route 125	501	Vacant																				

PARCEL ID	STREET	USE CODE	PRIMARY USE DESCRIPTION	LOT ACREAGE	LOT S.F.	TOTAL ASSESSED VALUATION	NO. RES. D.U.	BUILDING FOOTPRINT COVERAGE (S.F.)	LOT COVERAGE BY PRIMARY	GROSS FLOOR AREA (S.F.)	FLOOR AREA RATIO (FAR)	FINISHED AREA (S.F.)	PROPERTY COMMON NAME OR USE	PROJECTED FUTURE USE, REUSE, REDEVELOPMENT, REHABILITATION	QUADRANT	POTENTIAL COMMERCIAL DEVELOPMENT		POTENTIAL INDUSTRIAL DEVELOPMENT		POTENTIAL INSTITUTIONAL DEVELOPMENT		POTENTIAL RESIDENTIAL DEVELOPMENT	
235-001C	Route 9	999	Accessory Structure							-			Christmas Dove Accessory Building	Expand as part of larger Village Center Partnership project	NW	-	-					-	-
238-034	Route 9	101	Single family	1.84	80,150	\$ 290,850	1	3,245	4.0%		-	2,048	Single family residence	Private residence on south side of Route 9; Limited development potential except for home occupation or small commercial office	SE	-	1,000					-	1
238-035	Route 9	101	Single family	1.50	65,340	\$ 210,880	1	1,639	2.5%		-	898	Single family residence	Private residence on south side of Route 9; Limited development potential except for home occupation or small commercial office	SE	-	1,000					-	1
238-036*	Route 9	101	Single family	33.00	1,437,480	\$ 349,680	1	1,742	0.1%		-	2,425	Haley Home and Property	Access to Rt. 125 and Rt. 9; Good potential for both comm. and res. Development with comm. Oriented to Rt. 125 and mixed SF and MF elderly from Rt 9	SE	5,000	20,000					15	30
238-037	Route 9	101	Single family	0.93	40,511	\$ 199,740	1	1,558	3.8%		-	960	Haley Residence	Potential for use of the residence for home occupation or small office	SE	-	1,000					-	-
238-038	Route 9	101	Single family	0.98	42,689	\$ 198,000	1	1,805	4.2%		-	988	Avanti Beauty Salon	New beauty salon recently constructed; No additional development anticipated.	SE	-	2,000					-	-
238-041	Route 125	101	Single family	1.00	43,560	\$ 250,250	1	2,067	4.7%	1,538	0.04	1,538	Binette Home (Former Poodle Grooming)	Install street trees and sidewalk along frontage; Potential for reuse and small expansion of commercial office space with parking in rear.	SE	-	2,000					-	-
238-043	Route 125	322	General Retail	2.70	117,612	\$ 568,100	0	11,987	10.2%	11,075	0.09	11,075	Warren Hardware Plaza	Facade and sign improvements; consolidate curbcuts; replace street trees; add sidewalk along R-O-W; potential for small expansion in front with some parking relocated to rear	SE	-	5,000					-	-
238-039	Route 9 & 125	325	Convenience Market	2.90	126,324	\$ 919,000	0	4,831	3.8%	4,488	0.04	4,488	Irving Gas & Convenience Store	Install appropriate street trees and sidewalks along the Rt. 125 and 9 corridor; replace and relocate existing ground signs; replace gas canopy with traditional design to match store; thin trees to minimize screening; potential for small commercial building	SE	-	3,000					-	-
238-042*	Route 125	326	Restaurant	4.68	203,861	\$ 501,310	0	5,680	2.8%	4,445	0.02	4,445	Dante's Restaurant and Day Spa	Install appropriate street trees and sidewalks along the Rt. 125 corridor; modify the existing ground sign; potential for limited future commercial uses along the front and residential to the rear of the property	SE	-	7,500					-	10
238-044*	Route 125	400	Light Manufacturing	27.94	1,217,066	\$ 1,707,250	0	110,151	9.1%	110,151	0.09	33,089	Turbo-Cam Manufacturing	Small infill building along the frontage of Rt. 125; Light industrial on south end of parcel or MF-condos or apartments	SE	-	2,000	-	30,000			-	16
238-033	Route 9	501	Vacant	27.00	1,176,120	\$ 129,110	0		0.0%		-		Wilson Property	Centrally located open parcel with frontage on Rt 9; Abuts Middle School and could be used for future school expansion needs; Also has high residential potential for TND development	SE	-	-					1	30
238-040	Route 125	501	Vacant	1.50	65,340	\$ 172,700	0		0.0%		-		Irving Gas Vacant Strip Along Rt. 125	Long and narrow lot on Rt 125; Does not meet minimum lot size req.; Could be combined with other properties for new comm. Development	SE	-	2,000					-	-
235-083	Route 125	904	Private School	2.93	127,631	\$ 1,058,250	0	15,669	12.3%		-		Potential Christian Worship Center and School Site	Install sidewalk along Route 125	SE	-	-				20,000		-
238-044.1	Route 125	904	Light Manufacturing	7.96	346,738	\$ 320,690	0	20,058	5.8%	27,560	0.08	27,560	Turbo Cam Manufacturing Phase II	Install sidewalk along Rt. 125 and trail system to Middle school at later date	SE	-	-					-	-
238-049.1B	Route 125	101	Single family					980		924		924	Knight Residence	No further development potential	SW	-	-					-	-
238-051	Route 9	101	Single family	0.51	22,216	\$ 169,080	1	1,637	7.4%		-	1,603	Seaver Residence	Potential for future use as commercial office space or B&B	SW	-	2,500					-	-
239-003	Route 9	101	Single family	0.98	42,689	\$ 235,400	1	270	0.6%	2,853	0.07	1,921	Single family	historic village home and small shop building in core or VC area; Potential for continued use as residential or conversion to small office and retail; additional potential on west side of property for similar types of use.	SW	-	2,500					1	4
239-004	Route 9	101	Single family	0.61	26,572	\$ 212,940	1	1,168	4.4%	2,356	0.09	1,464	Single family	Historic village home VC core area; Potential for continued use as residential or conversion to small office; additional potential on north side of property for similar types of use.	SW	-	2,000					1	3
239-006*	Mallego Rd	101	Single family	3.40	148,104	\$ 290,460	1	2,233	1.5%	3,146	0.02	2,048	Single family residence	No further development potential	SW	-	-					-	-
239-113	Route 9	101	Single family	0.77	33,541		1	2,026	6.0%		-	1,832	Single family	Limited opportunity for future development - possible home occupation or small office space	SW	-	-					-	-
239-114	Route 9	101	Single family	0.72	31,363		1	1,479	4.7%		-	1,530	Single family	Limited opportunity for future development - possible home occupation or small office space	SW	-	-					-	-
238-049	Route 125	322	General Retail	2.90	126,324	\$ 493,820	1	3,985	3.2%	2,422	0.02	3,448	Knight's Auto Sales Lot and Former Depot Building	Install appropriate street trees and sidewalks along the Rt. 125 corridor; reconfigure and consolidate access and parking on north and south ends of property; screen auto storage area with opaque fence.	SW	-	-					-	-
238-049.1A	Route 125	322	General Retail				0	3,984		1,624		1,624	Knight's Exotic Birds	Potential renovation of the building; consolidated and shared curbcut; streetscape improvements and new ground sign	SW	-	-					-	-
238-050	Route 9 & 125	322	General Retail	3.00	130,680	\$ 1,067,100	0	4,141	3.2%	13,684	0.10	13,684	Calef's Country Store & Gift Shop	key property in the village center concept and recognized as an historic and vital local business with regional appeal; Upgrade and coordinate parking around the building; improve streetscape along Route 9; install outdoor terrace and seating; thin trees	SW	-	5,000					-	10
239-112	Route 9	322	General Retail	0.58	25,265		0	3,553	14.1%		-	4,189	Edges Outdoor Specialty Store	Does not meet the minimum lot size requirement for the district; Limited potential for further development	SW	-	-					-	-
238-047	Route 125	326	Restaurant	0.74	32,234	\$ 292,600	0	2,124	6.6%	1,710	0.05	1,710	Erica's Place & Milo's Pizza	Install street trees and sidewalk along the frontage; consolidate curb cuts and reorganize parking to south end; expand deck with outdoor dining in front of building; replace ground sign and add two small roof signs; reuse north side of property for recreation	SW	-	-					-	-
238-048	Route 125	326	Restaurant	0.68	29,621	\$ 178,100	0	784	2.6%	720	0.02	720	Phil's Restaurant	Install appropriate street trees and sidewalks along the Rt. 125 corridor; replace existing ground and wall signs; potential for limited future commercial uses along the south side of the property; configure access and parking on north side of property.	SW	-	5,000					-	-
238-049.1	Route 125	332	Service Garage	1.30	56,628	\$ 6,500	0	2,423	4.3%		-	2,424	Knight's Auto Service Center	Potential for mix of commercial and residential development associated with Phil's Restaurant and Calef parcel; use Calef Rt. 125 access as shared curbcut for new development.	SW	5,000	15,000					-	10
239-005	Mallego Rd	350	Post Office	1.92	83,635	\$ 537,440	0	5,229	6.3%	4,948	0.06	4,948	Barrington Post Office	Improve access to Route 9; landscape property; no further development potential	SW	-	-					-	-
238-045*	Route 125	362	Theater	25.44	1,108,166	\$ 1,408,690	0	22,065	2.0%	22,065	0.02	19,608	Barrington Station Plaza	Business park development on south side; 2 comm. infill buildings in front; mixed use comm/res., select retail or PTP on north side	SW	10,000	20,000	10,000	75,000			-	30
239-007*	Route 125	501	Vacant	12.05	524,898	\$ 2,170	0				-		Open Parcel Behind Calef Store (RLC Corp)	Centrally located and key parcel to the Village Center; Potential for a combination of commercial; residential, and civic uses	SW	-	8,000					-	16
239-111	Mallego Rd	501	Vacant	1.40	60,984				0.0%		-		Hayes Vacant Lot	Single Family Home (does not meet minimum lot size) or 2 elderly housing	SW	-	-					1	2
238-002	Route 9	503	Parking Area	0.64	27,878	\$ 97,480	0		0.0%		-		Commuter Parking Lot	Redevelopment as part of Calef parking improvements; renovate small barns and add additional similar buildings to serve retail and office uses	SW	-	5,000					-	-
238-046	Route 125	903	Public School	28.30	1,232,748	\$ 7,935,090	0	56,907	4.6%	65,247	0.05	65,247	Barrington Elementary School	Install appropriate street trees and sidewalks along the Rt. 125 corridor; consolidate existing ground signs; potential for limited future civic, elderly housing or commercial development along the front and connecting to Calef property to the north; Potential community center facing the open fields to the north; Potential redevelopment of sewage treatment system as a package treatment plant to service the district.	SW	-					10,000	-	
238-046B		903	Public School							6,392		6,392	Barrington Elementary School Accessory	No further development potential	SW	-	-					-	-
239-115	Route 9	920	Clubhouse	2.44	106,286		0	870	0.8%		-	805	Barrington Historical Society	key cultural asset in the village district; install landscaping and sidewalk in front of the building; Limited potential for future development except in relation to the Historical Society.	SW	-	-					-	-

TOTAL	519.29	22,620,185	32,763,070	35	347,887	363,960	314,672									51,000	347,500	10,000	105,000	-	48,000	81	454
AVERAGE	6.66	282,752	455,043		7,907	0.03	8,272	0.02	5,075														

* ASSESSMENT AS OF FEBRUARY, 2006	
POTENTIAL REHAB, INFILL, OR REDEVELOPMENT SITE	VACANT AND KEY DEVELOPMENT PARCEL
VACANT LANDS	INCOMPLETE INFORMATION